AARON JANISKO - 2-LOT FINAL SHORT PLAT PORT'N NE1/4, NE1/4, SEC.20 TWP.31N, RGE.5 E, W.M.

CITY OF ARLINGTON TAX I.D. NO. 310520-001-025-00 Z-06-005-FSP

88'56'20" WEST ALONG THE SOUTH LINE 209 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°23'06" WEST 182 FEET; THENCE SOUTH 88°56'20" WEST 120 FEET; THENCE SOUTH 0°23'06" EAST 182 FEET; THENCE NORTH 88°56'20" EAST 120 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND LITILITIES OVER THEFOLLOWING DESCRIBED TRACT; --

BEGINNING; THENCE SOUTH 88'56'20" WEST 100 FEET; THENCE NORTH - - -0'23'06" EAST 60 FEET; THENCE-NORTH 88'56'20"-EAST TO THE WESTERLY LINE OF STATE ROAD NO. 1; THENCE SOUTH 2711'15" EAST ALONG SAID WEST LINE TO A POINT THAT BEARS NORTH 88"56'20" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88'56'20" WEST TO THE TRUE POINT OF -**BEGINNING:**

EXCEPT ANY PORTION THEREOF LYING WITHIN-THE ABOVE-DESCRIBED MAIN

EXCEPT THAT PORTION DEDICATED FOR ROAD IN THE PLAT OF OF SMOKEY POINT ESTATES, RECORDED UNDER RECORDING NO. 199910205002.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT, AND THEIR RESPECTIVE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES; TOGETHER WITH OTHER NECESSARY FACILITIES AND FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND UTILITY SERVICE TOGETHER WITH THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES UNDER, UPON, OR THROUGH THE DRAINAGE EASEMENT.

CONDITIONS:

PRIOR TO RECORDING, THE DEVELOPER SHALL SUBMIT PAYMENT TO THE CITY OF ARLINGTON COMMUNITY PARK IMPACT FEE AT AN ESTIMATED TOTAL OF \$3,324.00 (ESTIMATE BASED ON 2 NEW DWELLING UNITS AT \$1,662.00 PER UNIT.)

PRIOR TO RECORDING, THE DEVELOPER SHALL SUBMIT PAYMENT OF THE CITY OF ARLINGTON NEIGHBORHOOD/MINI PARK IN LIEU FEE AT AN ESTIMATED TOTAL OF \$968.00 (ESTIMATE BASED ON 2 NEW DWELLING UNIT AT \$484.00 PER UNIT.)

PRIOR TO RECORDING, THE DEVELOPER SHALL SUBMIT PAYMENT TO THE ARLINGTON SCHOOL DISTRICT OF THE CITY OF ARLINGTON SCHOOL IMPACT FEE AT AN ESTIMATED TOTAL OF \$1,044.00 (ESTIMATE BASED ON 2 NEW DWELLING UNITS AT \$522.00 PER UNIT), AND THE DEVELOPER SHALL SUBMIT TO THE CITY OF ARLINGTON PROOF OF PAYMENT OF THE ESTIMATED SCHOOL IMPACT FEES OR AN EQUITABLE EQUIVALENT AS AGREED TO BY THE DEVELOPER AND THE CITY OF ARLINGTON.

PRIOR TO RECORDING, THE DEVELOPER SHALL SUBMIT PAYMENT TO THE CITY OF ARLINGTON FOR CITY TRAFFIC MITIGATION FEES THE AMOUNT OF \$2,076.00 (ESTIMATE BASED ON 2 NEW DWELLING UNITS AT \$1,038.00 PER UNIT.)

REQUIRED IMPACT AND/OR MITIGATION FEES FOR THE LAND USE PERMIT ARE BASED ON 2 NEW DWELLING UNITS (2 NEW DWELLING UNITS FOR THE PROPOSED DUPLEX LOT AND 1 LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE. IF MORE THAN 2 DWELLING UNITS ARE CONSTRUCTED ON THE 2 LOTS, THE BUILDER, PRIOR TO ISSUANCE OF THE BUILDING PERMIT, WILL BE LIABLE FOR IMPACT FEES FOR THOSE ADDITIONAL UNITS AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON. WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS. EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE. AND THAT I WILL MAINTAIN ALL SUCH -THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR -MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

*Mortgage Electronic Registration Systems, Inc. (MERS, Inc.) acting as Nominee for CITY ENGINEER WELLS-FARGO Bank, M. M.

Lorna to Slauanter.

Vice President

- - - -

ON THIS DAY PERSONALLY APPEARED BEFORE ME PAUL A. JANISKO, TO ME KNOWN TO BE-THE PERSON WHO EXECUTED THE FOREGOING CONSENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE HIS FREE - AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THERE IN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WASHINGTON, RESIDING AT CLARACE MY COMMISSION EXPIRES _

ACKNOWLEDGMENT

STATE OF Maryland)

Frederick

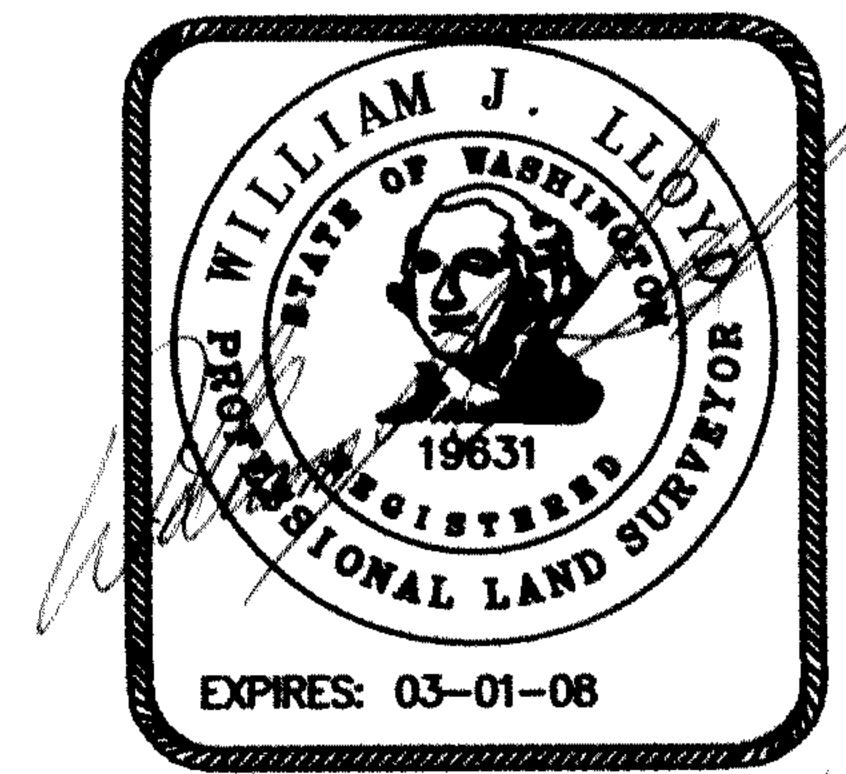
* NOTAR L: *

PUBLIC : 8

MY COMM. EXPS.

AND SAID PERSON ACKNOWLEDGED THAT (SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (SHE) WAS AUTHORIZED OF WELLS FARGO BANK TO BE THE FREE AND TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS /5 DAY OF MARCH., 2008.6

NOTARY BUBLIC'IN KNO FOR THE STATE OF Mary and WASHINGTON, RESIDING AT FICHERICK MY COMMISSION EXPIRES 1.12.08



CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED WITHIN 60 DAYS OF THE DATE BELOW.

24MARGS

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION. ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 17 DAY OF March, 2006.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING <u>COO</u> TAXES.

BY: DEPUTY COUNTY TREASURER SNOHOMISH COUNTY TREASURER

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE EXTERIOR PLAT BOUNDARY AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS. WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF AT LEASE 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090: THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET . CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN SURVEY RECORDED UNDER RECORDING 8Q05015042 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE. DAY OF <u>MARCH</u>, 2006.

REGISTRATION NUMBER

RECORDING CERTIFICATE

-FILED FOR RECORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., THIS LEED DAY 14rc/1 ==, 2006, AT = 15 MINUTES PAST _____ POCLOCK, ____M, AND OF PLATS, ON PAGE(S) ____, UNDER AUDITOR'S FILE NO. RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

SNOHOMISH COUNTY AUDITOR- - 📞



Engineers Surveyors

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ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551

P/anners

DATE: 12/29/05 REVISED: 2/28/06

AARON JANISKO - 2-LOT FINAL SHORT PLAT PORT'N NE1/4, NE1/4, SEC.20 TWP.31N, RGE.5 E, W.M. CITY OF ARLINGTON TAX I.D. NO. 310520-001-025-00 Z-06-005-FSP

RESTRICTIONS- AND.-CONDITIONS:

SUBJECT TO THE TERMS AND CONDITIONS AND/OR-OBLIGATIONS OF ANNEXATION-COVENANT AND POWER OF ATTORNEY RECORDED JANUARY 3, 1994 UNDER RECORDING NO. 9401030512.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, DEDICATION, NOTES AND RECITALS, IF ANY, CONTAINED IN BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 2408984.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR UTILITY PURPOSES DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 199910205002.

SUBJECT TO MATTERS DISCLOSED BY A RECORD OF SURVEY RECORDED JULY 6, 1993 UNDER RECORDING NO. 9307065001 AS FOLLOWS: -AREA OF POSSIBLE BOUNDARY DISPUTE BY REASON OF GARDEN AND PLANTER EXTENDING NORTH OF THE NORTH PROPERTY LINE.

SUBJECT TO A RECORD OF SURVEY AND MATTERS RELATING THERETO RECORDED NOVEMBER 30, 1993 IN BOOK 41, PAGE 204, UNDER RECORDING NO. 9311305008 AFFECTING THE PROPERTY DESCRIBED THEREIN.

SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND/OR OBLIGATIONS OF AFFIDAVIT OF AFFIXATION - OF MANUFACTURED HOME RECORDED JULY 21, 2005 UNDER RECORDING NO. 200507210373. NOTE: THE CERTIFICATE OF TITLE TO THE MANUFACTURED HOME LOCATED ON THIS PROPERTY HAS BEEN -- ELIMINATED AS REQUIRED BY CHAPTER 65.20 OF THE REVISED CODE OF WASHINGTON. BE RECORDATION OF TITLE ELIMINATION CERTIFICATE UNDER RECORDING NO. 200004170548.

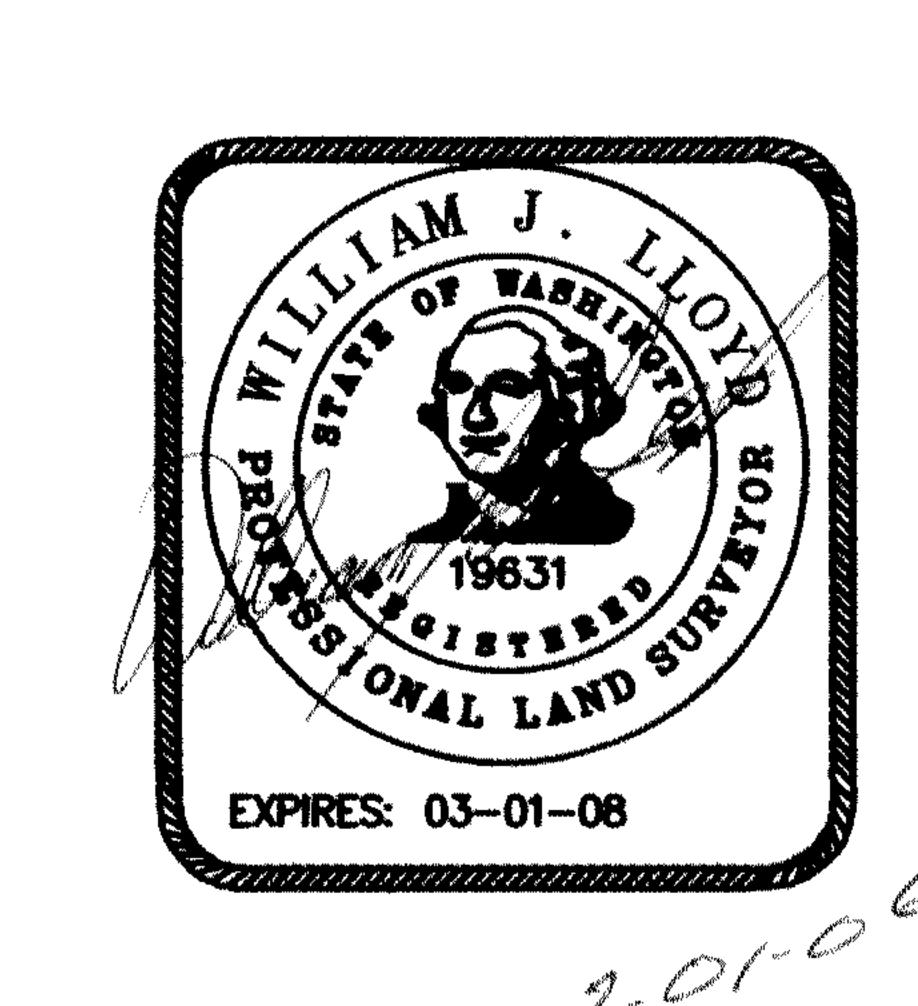
AVIATION EASEMENT

A PERPETUAL EASEMENT AND RIGHT-OF-WAY IS HEREBY GRANTED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS' SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR USE AND BENEFIT OF THE PUBLIC, OVER THE PLAT STARTING AT 287 FEET MEAN SEA LEVEL (MSL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED. THIS LAND MAY EXPERIENCE LOW OVERHEAD FLIGHTS, ODOR, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS.

SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.



AUDITOR'S FILE NO. 200603285249

SHEET 2 OF 3

CASCADE SURVEYING &ENGINEERING, INC.



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ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551 PORT'N NE1/4, NE1/4, SEC.20, TWP.31N, RGE.5E, W.M.

JOB# 16438 DRAWN BY: BLJ FIELD BOOK # ARL 107

